

Samuel Madden Homes Downtown Redevelopment Working Group

April 2, 2002

Meeting Minutes

Committee Members Present:

Mayor Kerry J. Donley
Councilman Bill Euille
Councilman David Speck
A. Melvin Miller, Chairperson, ARHA Board
Carlyle Ring, Vice Chairperson, ARHA Board
Donna Fossum, Planning Commission
Phil Sunderland, City Manager
Bill Dearman, CEO, ARHA
Mark Jinks, Assistant City Manager
Connie Lennox, Director of Development, ARHA

Others Present:

Beverly Steele, Special Projects Coordinator
Mildrilyn Davis, Office of Housing
Carter Flemming, ARHA Board
Shirley Marshall, ARHA Board
Archie Morris III, ARHA
Marye Ish, ARHA
Arnold Peoples, ARHA/TAG Associates
Sandy Murphy, Assistant to the Mayor
Beverly Jett, City Clerk
Barbara Gilley, Alexandria Commission on Persons with Disabilities
Susan Britta, Neighbor
Marilee Menard, Neighbor
Mark S. Boudreau, Neighbor
Annabelle Fisher
Fredrick Kunkle, Washington Post
J. Howard Middleton, Reed Smith LLP
Van Van Fleet
Cindy Smith-Page, Real Estate Assessments
Kim Johnson, Planning and Zoning
Karen Snow, City Attorney's Office

Mayor Donley called the meeting to order at 4:45 p.m. The minutes of the February 19 meeting were adopted as written.

ARHA Chairperson A. Melvin Miller reported that ARHA had held two workshops regarding the on-site development, and that a third was scheduled for April 3 at Annie B. Rose House. He

noted that the developers had been narrowed down to two, based on a natural break after the top two of the five proposers. A list of the project teams for the two selected developers was distributed. Developer selection is planned for June 24. The next step is to get the developer package to the developers. Mr. Miller noted that the selection team for the final developer would be the same as the initial selection team, except that if ARHA hires a finance director, that person will replace the consultant used in Phase I.

There was considerable discussion with regard to two requests that had been made by the City: a request from the Mayor and two other individuals that ARHA add a specific person to the selection committee as an additional representative from the surrounding community; and a request from the Mayor that ARHA meet with the surrounding neighbors.

With regard to the first request regarding a neighborhood representative on the selection panel, Mr. Miller and ARHA Vice-Chairperson Carlyle Ring expressed the following views:

1. The request was procedurally late with regard to the Phase I selection, having reached Mr. Miller the day after the selection committee had voted. (Mr. Miller, Mr. Ring)
2. No attempt was made to discuss the issue with Mr. Miller prior to the letter being sent. (Mr. Miller)
3. That had Roger Machanic, the recommended individual, been on the selection panel, he would have reached the same conclusion as did the actual panel. (Mr. Ring)
4. With regard to adding a neighborhood representative in Phase 2, Mr. Machanic is well qualified, but does not live in the neighborhood; would be willing to accept him if the neighboring residents support him. (Mr. Ring)
5. Adding a representative would be a problem because, based on a HUD Inspector General report on a HOPE VI project in New Orleans, the procurement will be considered flawed unless the housing authority has at least 50% of the members on the selection panel, and ARHA currently has 50%. (Mr. Miller)

Mr. Speck suggested that ARHA add both a neighborhood representative and another ARHA person to maintain the 50% balance, but Mr. Miller responded that ARHA did not have the staff resources to devote an additional person to this. Mayor Donley suggested dropping one of the two City representatives to make room for a neighborhood representative. Mr. Miller expressed concern that both of the City representatives serve an important function, but it was agreed that would be the City's option.

With regard to the second issue, the City's request that ARHA meet with neighbors from the

surrounding community, the following points were made:

1. The goal of having the requested meeting is to ensure that there is as much public understanding of the process as possible, and as much engagement as possible. (Mayor Donley)
2. Mr. Miller had tried to meet, as evidenced by a letter he sent to the Old Town Civic Association, a copy of which had been sent to the Mayor, but the neighbors only want to meet with TAG Associates consultants present, and he is not willing to incur the expense of bringing in the TAG consultants for this purpose. (Mr. Miller)
3. Mr. Ring is willing to meet with neighbors, but only in a public forum; he does not want to do public business in a private meeting. (Mr. Ring)
4. The neighbors do not want the consultants brought in just to meet with them, and are willing to meet at a time when the consultants are in town for other purposes. (Ms. Carolyn Merck)
5. The consultants are usually in town for a specific purpose and may not have time available. (Mr. Miller)

Mayor Donley reiterated his request that ARHA arrange a meeting with the surrounding neighbors when the TAG consultants can be present. Mr. Miller responded that he could not single-handedly schedule such a meeting. Mayor Donley then said that his office would handle the scheduling, and requested that the neighbors give his assistant, Sandy Murphy, a list of their planned public meeting dates, and asked Sandy to contact ARHA to match these dates with ARHA and TAG schedules.

It was decided that the next meeting of the Working Group will be held on Monday, April 29 at 4:30 p.m. in the Council Workroom.

Councilman Euille moved that the Samuel Madden Homes Downtown Redevelopment Working Group convene in executive session at this time, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia, for the purpose of discussing the acquisition of real property for a public use, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City of Alexandria and ARHA.

Following the executive session, Councilman Euille made the following motions:

I move that the Samuel Madden Homes Downtown Redevelopment Working Group reconvene its meeting of this date which was recessed for the purpose of conducting an Executive Session. (The motion was unanimously approved.)

I move that the representative of the Samuel Madden Homes Downtown Redevelopment Working Group further investigate those properties which were identified for potential acquisition in executive session, along the lines discussed with the Working Group. (The motion was unanimously approved.)

I move that the Working Group adopt the following resolution:

WHEREAS, the Samuel Madden Homes Downtown Redevelopment Working Group has this 2nd day of April 2002, recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Samuel Madden Homes Downtown Redevelopment Working group that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Samuel Madden Homes Downtown Redevelopment Working Group hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by the Working Group during the executive session.

This resolution was unanimously adopted by roll-call vote.

The meeting was adjourned at 7 p.m.